





£600 pcm

Olga Court
Nottingham
Nottinghamshire
NG3 2NH

EPC Rating 'C'

Situated on a modern development is this ground floor apartment. Close to the City Centre, Carlton & Mapperley it really is all about the location! Offering two good size bedrooms and with modern kitchen and bathroom as well as allocated parking. This property is in a popular, established residential area close to a wide range of amenities including schools, shops and public transport links as well as recreational and leisure facilities.

COMMUNAL DOOR TO-

Communal hallway with door to-

RECEPTION HALLWAY

With coat hooks and door through to the inner hallway.

INNER HALLWAY

Laminate flooring, radiator, store cupboard and doors to all rooms.

LIVING ROOM

15' 0" x 13' 1" (4.59m x 4.00m)

uPVC double glazed bay window to the front and two radiators.

KITCHEN

8' 9" x 8' 9" (2.68m x 2.67m)

Various base and wall units in a modern light wood design, sink unit and drainer, built in electric oven, gas hob with extractor hood, fridge freezer, washer dryer, integrated wine rack and uPVC window to the front.

BEDROOM ONE

11' 3" x 8' 10" (3.45m x 2.70m)

uPVC double glazed window to the rear, laminate flooring, fitted wardrobe and radiator.

BEDROOM TWO

9' 5" x 7' 8" (2.89m x 2.35m)

uPVC double glazed window to the rear, laminate flooring and radiator.

BATHROOM

Fitted with a modern suite in white comprising a low flush WC, pedestal wash basin and panelled bath with mains shower over, heated towel rail, tiled splash backs, integrated light and shaver socket and opaque uPVC double glazed window to the rear.

OUTSIDE

The property has an allocated parking space next to the block.

Council Tax Band A

Local Authority: Nottingham City Council

Property Directions:

Proceed out of Nottingham on Carlton Road, Olga Road is a turning on the left hand side immediately prior to the Shell petrol station. Olga Court can be found at the head of the cul de sac with the apartment identified by our To Let board.

Security Deposit:

Set at a maximum of five weeks rent. This covers damages or defaults on the part of the tenant during the tenancy.

Holding Deposit

As an agency we are not charging tenants a holding deposit.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Gedling

20 Main Road
Gedling
Nottingham
NG4 3HP

Contact Us

www.lesleygreaves.co.uk
lettings@lesleygreaves.co.uk
0115 987 7337 option 2



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Company Registration Number: 5773186 | VAT Number: 917862296